

Page 1: DRC Site Plan - Applicant Information Sheet

Fees: ✓ CD: - CC: 400+: ✓

**INSTRUCTIONS:** The following information is requested pursuant to the City's Unified Land Development Regulations (ULDR). The application must be filled out accurately and completely. Please print or type and answer all questions. Indicate N/A if does not apply.

**NOTE:** To be filled out by Department

Case Number	R15019
Date of complete submittal	03/23/15

**NOTE:** For purpose of identification, the **PROPERTY OWNER** is the **APPLICANT**

Property Owner's Name	Davie Blvd. Office, LLC
Property Owner's Signature	If a signed agent letter is provided, no signature is required on the application by the owner.
Address, City, State, Zip	811 Coral Ridge Drive, Coral Springs, Florida 33071
E-mail Address	jkeith@tdondevelopment.com
Phone Number	954-914-8109
Proof of Ownership	<input checked="" type="checkbox"/> Warranty Deed or <input type="checkbox"/> Tax Record

**NOTE:** If **AGENT** is to represent **OWNER**, notarized letter of consent is required

Applicant / Agent's Name	
Applicant / Agent's Signature	
Address, City, State, Zip	
E-mail Address	
Phone Number	
Letter of Consent Submitted	

Development / Project Name	Davie Boulevard Office Building
Development / Project Address	Existing: 201 SE 12th Street New:
Legal Description	A portion of Lots 3 and 4, Block 2, Placidena First unit, as recorded in PB 2, page 44 BCR - see Plat and Survey for exact legal description
Tax ID Folio Numbers (For all parcels in development)	5042 10 71 0160
Request / Description of Project	Site Plan approval to construct a two-story professional office building, modify existing on-site parking to add and /or relocate spaces, add a trash enclosure
Total Estimated Cost of Project	\$ 2,000,000 (Including land costs)

**NOTE:** Park impact fees are assessed and collected at time of permit per each new hotel room and dwelling unit type.

Estimated Park Impact Fee	\$ Fee Calculator: <a href="http://ci.ftlaud.fl.us/building_services/park_impact_fee_calc.htm">http://ci.ftlaud.fl.us/building_services/park_impact_fee_calc.htm</a>
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Current Land Use Designation	South Regional Activity Center
Proposed Land Use Designation	South Regional Activity Center
Current Zoning Designation	RO (Residential Office District)
Proposed Zoning Designation	RO (Residential Office District)
Current Use of Property	Single-story Professional Office Building (to be demolished)
Number of Residential Units	n/a
Non-Residential SF (and Type)	proposed 7,239 sf gross / 6,328 sf net (Professional Office)
Total Bldg. SF (include structured parking)	7,239 sf gross / 6,328 sf net
Site Adjacent to Waterway	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No

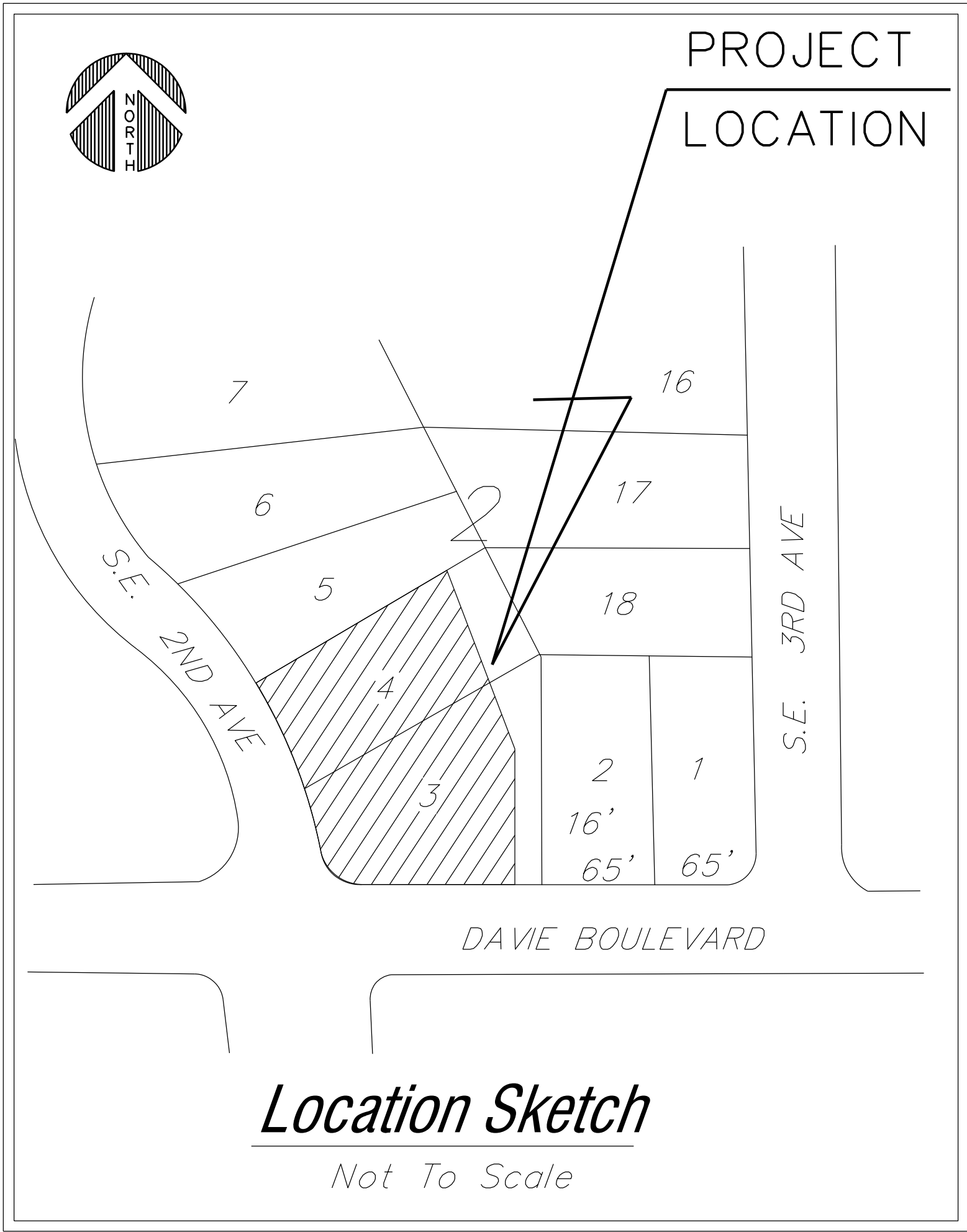
Dimensional Requirements	Required	Proposed
Lot Size (SF / Acreage)	18,218 sf / 0.418 ac	18,218 sf / 0.418 ac
Lot Density		3,814 sf building coverage
Lot Width	123' +/-	123' +/-
Building Height (Feet / Levels)	55' max	34'-1"
Structure Length		
Floor Area Ratio		
Lot Coverage	35% (building ht. 34'-44')	20.33%
Open Space		
Landscape Area	4,555 sf (25%)	4,689 sf (25.74%)
Parking Spaces	25	23 (using 10% reduction to protect trees)

Setbacks (indicate direction N,S,E,W)	Required	Proposed
Front [west]	25'	25.17'
Side [south]	15'	17.08'
Side [east]	17.04'	34.02'
Rear [north]	20'	50.67'

# DAVIE BOULEVARD OFFICE BUILDING

201 SE 12TH STREET (DAVIE BLVD.)  
CITY OF FT. LAUDERDALE, BROWARD COUNTY, FLORIDA  
DAVIE BLVD. OFFICE, LLC

LEGEND	
	DRAINAGE INLET DESIGNATION
	MANHOLE
	LENGTH, SIZE, AND TYPE OF PIPE
	FLOW OR WARP LINE
	RIDGE LINE
	PAVEMENT SLOPE AND DIRECTION
	DIRECTION OF OVERLAND FLOW
	PROPOSED GRADE
	EXISTING GRADE
	FINISHED FLOOR ELEVATION
	CONCRETE SIDEWALK OR PROPOSED PAVEMENT
	EXISTING OR UTILITIES BY OTHERS
	PROPOSED CONCRETE
	EXISTING PAVEMENT
	POLLUTION RETARDANT BASIN
	BLUE REFLECTOR
	LAKE ACCESS/WATER STORAGE EASEMENT
	DESIGN WATER ELEVATION
	EX. GATE VALVE AND FIRE HYDRANT
	DOUBLE WATER SERVICE
	SINGLE WATER SERVICE
	FIRE HYDRANT AND GATE VALVE
	BACTERIOLOGICAL SAMPLING POINT
	WATER MAIN
	GATE VALVE
	FIRE HYDRANT
	BLUE REFLECTOR
	STRUCTURE DESIGNATION
	RIM ELEVATION
	INVERT ELEVATION
	DOUBLE SEWER SERVICE
	SINGLE SEWER SERVICE
	DIRECTION OF SANITARY SEWER FLOW



DESCRIPTION:	SHEET NO.:
AERIAL LOCATION MAP	1 OF 1
FUTURE LAND USE MAP	1 OF 1
ZONING MAP	1 OF 1
SURVEY	1 OF 1
EXISTING PLAT	1 OF 1
DAVIE BOULEVARD OFFICE PLAT	1 & 2 OF 2
SITE PLAN	SP1 OF 1
SITE PLAN DETAILS	SP2 OF 2
FIRST FLOOR PLAN	A101
SECOND FLOOR PLAN	A102
ROOF PLAN	A103
EXTERIOR BUILDING ELEVATIONS	A201 & A202
BUILDING WALL SECTIONS	A401
BUILDING RENDERING	1 OF 1
COLORLED BUILDING ELEVATIONS	1 OF 1
TREE INVENTORY & ASSESSMENT PLAN	L-1
LANDSCAPE PLAN & DETAILS	L-1 & L-2
PHOTOMETRIC SITE LIGHTING PLAN	SL 1 OF 1

**LEGAL DESCRIPTION:**

LOT 4, LESS THE NORTHEASTERLY 35 FEET AND LOT 3, LESS THE EAST 16 FEET LESS THAT PORTION LYING NORTHEASTERLY OF THE SOUTHEASTERLY EXTENSION OF THE WESTERLY LINE OF SAID NORTHEASTERLY 35 FEET OF LOT 4, BLOCK 2, PLACIDENA FIRST UNIT, AS RECORDED IN PLAT BOOK 2, AT PAGE 44, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, LESS THE RIGHT-OF-WAY.

THE ABOVE-SAID LAND ALSO BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE MOST NORTHERLY CORNER OF SAID LOT 4; THENCE SOUTH 59°23'30" WEST, ALONG THE NORTHERLY LINE OF SAID LOT 4, A DISTANCE OF 35.07 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 27°05'00" EAST, ALONG A LINE 35.00 FEET WEST OF AND PARALLEL WITH THE EASTERLY LINE OF SAID LOT 4, A DISTANCE OF 105.23 FEET; THENCE SOUTH 00°30'00" EAST, ALONG A LINE 16.00 FEET WEST OF AND PARALLEL WITH THE EAST LINE OF SAID LOT 3, A DISTANCE OF 78.41 FEET; THENCE DUE WEST, ALONG A LINE 15.00 FEET NORTH OF AND PARALLEL WITH THE SOUTH LINE OF SAID LOT 3, A DISTANCE OF 97.69 FEET TO A POINT OF CURVE; THENCE NORTHWESTERLY ALONG A CURVE TO THE RIGHT, WITH A RADIUS OF 20.00 FEET AND A CENTRAL ANGLE OF 78°14'30", AN ARC DISTANCE OF 27.31 FEET TO A POINT OF REVERSE CURVE AND A POINT OF THE WESTERLY LINE OF SAID LOT 3; THENCE NORTHWESTERLY ALONG THE WESTERLY LINE OF SAID LOTS 3 AND 4 ALONG A CURVE TO THE LEFT, WITH A RADIUS OF 274.43 FEET AND A CENTRAL ANGLE 21°06'44", AN ARC DISTANCE OF 101.12 FEET TO THE NORTHWEST CORNER OF SAID LOT 4; THENCE NORTH 59°23'30" EAST ALONG THE NORTHERLY LINE OF SAID LOT 4, A DISTANCE OF 123.80 FEET TO THE POINT OF BEGINNING. SAID LANDS SITUATE, LYING AND BEING IN THE CITY OF FORT LAUDERDALE, BROWARD COUNTY, FLORIDA AND CONTAINING 18,218 SQUARE FEET OR 0.4182 ACRES, MORE OR LESS.

## SITE IMPROVEMENTS



JONATHAN W. KEITH, P.A.  
Consulting Engineers  
P.O. Box 1017, Boynton Beach, Florida 33425  
(954) 914-8109 AUTH. NO. EB-26425

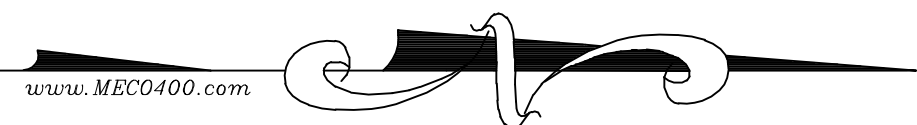
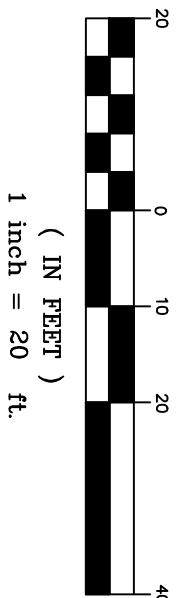
DAVIE BOULEVARD OFFICE BUILDING  
DAVIE BLVD. OFFICE, LLC  
JWK PA JONATHAN W. KEITH, P.A.  
Consulting Engineers  
Approved by:

Licensed Eng. No. 41052  
State of Florida  
DATE: OCT 10, 2014  
PROJECT NUMBER: 14-01

prepared by:  
**McLAUGHLIN ENGINEERING COMPANY (LB#2895)**  
400 N.E. 3rd Avenue, Fort Lauderdale, Florida 33301  
Phone: (954) 763-7611  
Fax: (954) 763-7615



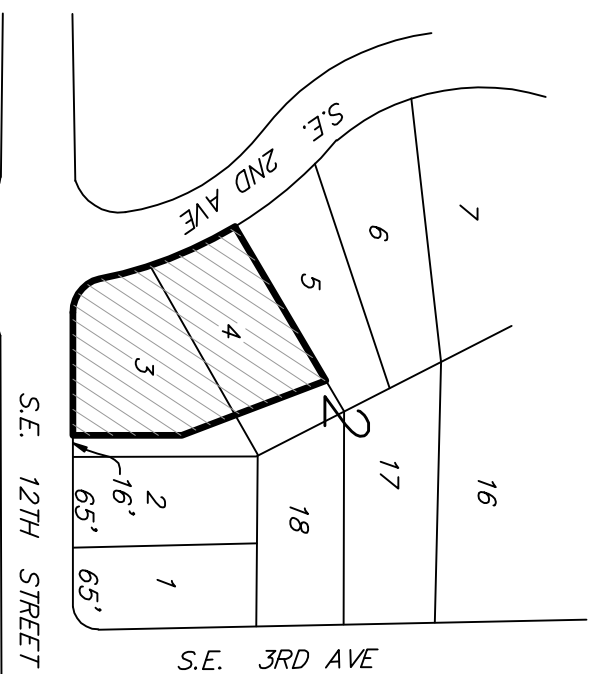
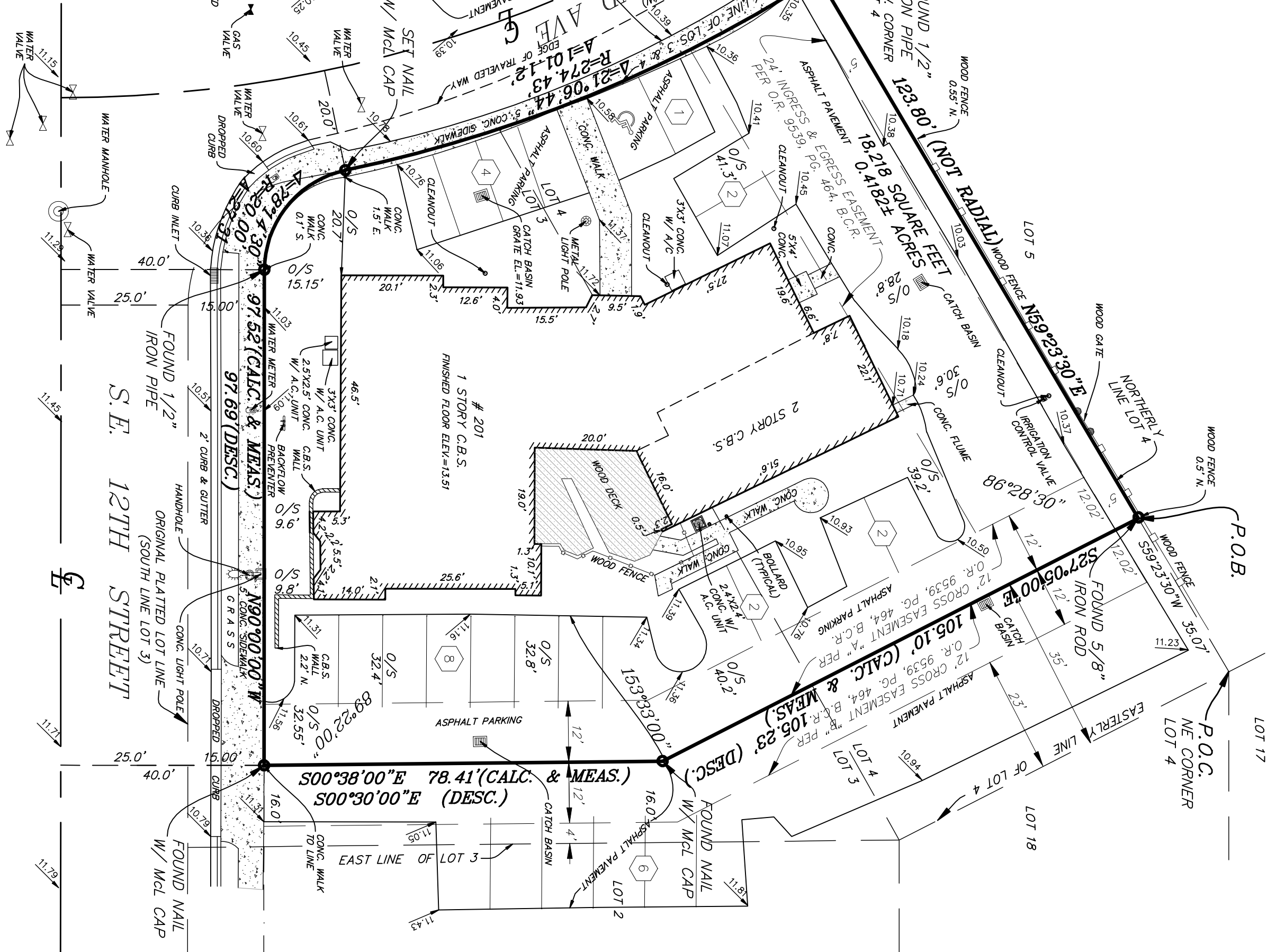
GRAPHIC SCALE



www.MECO400.com

# RECORD LAND SURVEY

## Portion of Lots 3 and 4, Block 2, Placadena, First Unit P.B. 2, PG. 44, B.C.R.



### Location Sketch

Not To Scale

### Legal Description

Lot 4, Less the Northeastern 35 feet and Lot 3, Less the East 16 feet less that portion lying Northeastern of the Southeastern extension of the Western line of said Northeastern 35 feet of Lot 4, Block 2, PLACADENA FIRST UNIT, as recorded in Plat Book 2, at Page 44, of the Public Records of Broward County, Florida, less the right-of-way.

The above-said land also being more particularly described as follows: Commencing at the most Northerly corner of said Lot 4; thence South 59°23'30" West, along the Northerly line of said Lot 4, a distance of 35.07 feet to the Point of Beginning; thence South 27°05'00" East, along a line 35.00 feet West of and parallel with the Eastern line of said Lot 4, a distance of 105.23 feet; thence South 00°30'00" East, along a line 16.00 feet West of and parallel with the Eastern line of said Lot 3, a distance of 78.41 feet; thence due West, along a line 15.00 feet North of and parallel with the South line of said Lot 3, a distance of 97.69 feet to a point of curve; thence Northwest along a curve to the right, with a radius of 20.00 feet and a central angle of 78°14'30", an arc distance of 22.31 feet to a point of reverse curve and a point of the Western line of said Lot 3; thence Northwest along the Western line of said Lots 3 and 4 along a curve to the left, with a radius of 274.43 feet and a central angle 21°06'44", an arc distance of 101.12 feet to the Northwest corner of said Lot 4; thence North 59°23'30" East along the Northerly line of said Lot 4, a distance of 123.80 feet to the Point of Beginning.

Said lands situate, lying and being in the City of Fort Lauderdale, Broward County, Florida and containing 18,218 square feet or 0.4182 acres, more or less.

### CERTIFIED TO:

TDON Development, Inc., a Florida corporation;  
Chicago Title Insurance Company;  
Leopold Korn, P.A.

There are no other Easements, Road Reservations, or Rights-of-way of record affecting this property per Chicago Title Insurance Company Order No. 4685610, effective date January 21, 2004 at 11:00 P.M.

5) Matters per Plat Book 2, Page 44, B.C.R. affect this property as shown.

6) Easement per O.R. 9539, Page 464, B.C.R. affects this property as shown.

### CERTIFICATION

We hereby certify that this survey meets the Standards of Practice as set forth by the Florida Board of Professional Surveyors and Mappers in Chapter 5J-17.05 Florida Administrative Code, pursuant to Section 472.027, Florida Statutes.

Dated at Fort Lauderdale, Florida, this 5th day of March, 2014.  
General revisions added this 17th day of March, 2014.  
Resurveyed this 21st day of January, 2015.  
Topography added this 17th day of February, 2015.

McLAUGHLIN ENGINEERING COMPANY

JERRALD A. McLAUGHLIN  
Registered Land Surveyor No. 52669  
State of Florida.

- LEGEND**
- ELEV. = ELEVATION  
O/S = OFFSET  
A/C = ARC CENTERING  
A.R.C. = ARC RADIUS  
TAN.BRG. = TANGENT BEARING  
P.O.C. = POINT OF COMMENCEMENT  
P.O.B. = POINT OF BEGINNING  
W.M. = WIDE MARGIN  
P.M. = PERMANENT REFERENCE MONUMENT  
C.B.S. = CONCRETE BLOCK AND STUCCO  
I.C.V. = IRRIGATION CONTROL VALVE  
C.M. = CHAIN MOUNT  
C.L.F. = CHAIN LINK FENCE  
P.B. = PLAT BOOK
- A = CENTRAL ANGLE (DEG.)  
R = RADIUS  
A OR L = ARC LENGTH  
A.C. = ARC CENTERING  
TAN.BRG. = TANGENT BEARING  
P.O.C. = POINT OF COMMENCEMENT  
P.O.B. = POINT OF BEGINNING  
W.M. = WIDE MARGIN  
P.M. = PERMANENT REFERENCE MONUMENT  
C.B.S. = CONCRETE BLOCK AND STUCCO  
I.C.V. = IRRIGATION CONTROL VALVE  
C.M. = CHAIN MOUNT  
C.L.F. = CHAIN LINK FENCE  
P.B. = PLAT BOOK

### NOTES:

- 1) This survey reflects all easements and rights-of-way, as shown on above referenced record plat(s). The subject property was not obstructed for other easements road reservations or rights-of-way of record by McLaughlin Engineering Company.
- 2) Underground improvements if any not located.
- 3) This drawing is not valid unless sealed with an embossed surveyor's seal.
- 4) Boundary survey information does not infer Title or Ownership.
- 5) All iron rods 5/8", unless otherwise noted.
- 6) Reference Bench Mark: Broward County Benchmark # 2890.  
Elevation=6.427(NGVD 29) or 4.842(NAVD 88)
- 7) Elevations shown refer to North American Vertical Datum (1989), and are indicated thus:  $\pm$  Elev. = 7.42
- 8) This property lies in Flood Zone "X". Area outside the 0.2% chance of Flood Hazard Per Flood Insurance Rate Map No. 12011C0557 H Dated: August 18, 2014. Community Panel No. 125105
- 9) Bearings shown herein refer to an assumed datum and assume the R/W line of S.E. 12th Street as North 90°00'00" East.
- 10) Elevations per North American Vertical Datum (1988) derived from National Geodetic Vertical Datum (1929) data and converted using U.S. Army Corps of Engineers software (Corpscon 6.0.1) obtained from <http://www.tech.army.mil/>

"NOT VALID UNLESS SEALED WITH AN EMBOSSED SURVEYOR'S SEAL"

FIELD BOOK NO. TDS, LB# 328/65  
JOB ORDER NO. U-8990  
C:\RUDY\2015\U9913.dwg U9913.dwg 2/17/2015 2:03:48 PM EST

FILE NO.: 14-2-005 (15)

CHECKED BY: RDR  
DRAWN BY: RDR



**CITY OF FORT LAUDERDALE**

## **DEVELOPMENT REVIEW COMMITTEE (DRC) COMMENT REPORT**

**Meeting Date:** April 28, 2015

**Project Name:** Davie Blvd Office, LLC / Davie Boulevard Office Building

**Case Number:** R15019

**Request:** Site Plan Level II Review: 7,239sf Office

**Location:** 201 SE 12<sup>th</sup> Street

**Zoning:** Residential Office District (RO)

**Land Use:** South Regional Activity Center

**Project Planner:** Eric Engmann

**Case Number: R15019**

**CASE COMMENTS:**

Please provide a response to the following:

1. Please be aware the proposed development may be required to meet the elevation standards of the American Society of Civil Engineers/Structural Engineering Institute (ASCE/SEI) for Design Flood Elevation (DFE) and in conformance with Section 1612.4, Design and Construction of the Florida Building Code. All applicants are encouraged to discuss these requirements in detail with the City's Flood Plain Manager or his/her designee.

**FLOOD ZONE FINDINGS**

- Property Flood Zone(s) X Elevation N/A Panel Number 12011C0557H
  - Does the Flood Zone cross the Structure Yes or ☒ No
2. Plans shall show :
    - Type of Construction - \_\_\_\_\_
    - Type of Occupancy Group - \_\_\_\_\_
    - Exposure Category C.
    - Risk Category II.
    - Ultimate design wind speed 170MPH
    - Building Design Loads ASCE 7-10
  3. Elevations on survey and plans shall be based on the North American Vertical Datum (NAVD) 1988, per the new revised NFIP FIRM Maps.
  4. What is the proposed occupant load, Use, and travel distance for the second floor?
    - 1021.2 Single exits. Second story, Business, 29 occupants and 75 feet travel distance

**GENERAL COMMENTS:**

The following comments are for informational purposes.

Please consider the following prior to submittal for Final DRC:

1. This review is to assist with and help preempt design conflicts. This review does not constitute compliance with the Florida Building Code nor does it alleviate submittal to the building department for a complete review for code compliance.

Please consider the following prior to submittal for Building Permit:

1. Take a proactive approach when drawing the plans. Provide detailed information that would help the department to review and approve your drawings on the first review.

107.7.4 Any specifications in which general expressions are used to the effect that "work shall be done in accordance with the Building Code" or "to the satisfaction of the Building Official" shall be deemed imperfect and incomplete, and every reference to this Code shall be by section or sub-section number applicable to the materials to be used, or to the methods of construction proposed.

107.7.5 Plans shall be adequately identified.

2. See our website for our submittal check list and other important forms.  
[http://www.fortlauderdale.gov/building\\_services/fax%20permitting/permits.htm](http://www.fortlauderdale.gov/building_services/fax%20permitting/permits.htm)
3. Code Change June 30, 2015, 5<sup>th</sup> edition of the Florida Building Code.

**Case Number: R15019**

**RIGHT OF WAY / EASEMENT DEDICATIONS REQUIRED PER ULDR SECTION 47-25.2.M.5:**

- a. 5' Right-of-Way and/or permanent easement dedication along east side of S.E. 2<sup>nd</sup> Avenue, to allow sufficient width to incorporate proposed public sidewalk access; show linework in the plans and provide exhibit, as appropriate

**CASE COMMENTS:**

**A. Please respond to Comments 1 through 26 prior to Final DRC sign off**

1. Meet the City's Adequacy requirements to services provided to the public (fire service, water, wastewater, stormwater, transportation, etc.), per ULDR Section 47-25.2 of the City's Code of Ordinances. Assess potential demands and impacts on City services and prepare a design for each that utilizes existing water, wastewater, stormwater, and transportation infrastructure to adequately serve this project. If adequate infrastructure is not available, prepare a design that extends/expands the connection to the nearest City system to adequately serve this development.
  - a. Prepare service demand calculations for water & wastewater services and obtain a letter of service availability from the City's Public Works – Engineering Department. Please contact Jorge Holguin at 954-828-5675 or [jholguin@fortlauderdale.gov](mailto:jholguin@fortlauderdale.gov).
  - b. Prepare & submit an application for a Developer Agreement (Water & Wastewater permit packages) with the Department of Sustainable Development. Coordinate the submittal through Alex Scheffer, P.E. – Urban Design Engineer at (954) 828-5123 or [ascheffer@fortlauderdale.gov](mailto:ascheffer@fortlauderdale.gov).
  - c. A Traffic Impact Study may be required in accordance with ULDR Section 47-25.2.M.4 of the City's Code of Ordinances. For detailed information on methodology and procedures concerning the TIS coordinate with Alia Awwad, P.E. [(954) 828-6078 or [aawwad@fortlauderdale.gov](mailto:aawwad@fortlauderdale.gov)] and/or Eric Houston [(954) 828-5216 or [ehouston@fortlauderdale.gov](mailto:ehouston@fortlauderdale.gov)] with the Transportation & Mobility Department to fulfill transport aspect of the Adequacy requirements.
  - d. Coordinate the minimum Finished Floor Elevation and site grading approval with Richard Benton – City Floodplain Manager at (954) 828-6133 or [rbenton@fortlauderdale.gov](mailto:rbenton@fortlauderdale.gov).
2. Please be advised that all proposed improvements within or adjacent to the Florida Department of Transportation (FDOT), Broward County (BCHECD) and City Right-of-Way are subject to issuance of a Right-of-Way permit from the authority having jurisdiction. This shall include the execution of an agreement that authorizes those entities the authority to remove improvements for any public purpose in the future.

Please coordinate and provide approval from the following agency(ies) for the improvements along:

- a. S.E. 12<sup>th</sup> Street (Davie Boulevard) – Florida Department of Transportation (FDOT)
3. Obtain approval from the Florida Department of Transportation (FDOT) for the Strategic Intermodal System (SIS) Program. The site plan shall be reviewed and approved by FDOT. Please contact Ms. Tammy Campbell at 954-777-4668 ([tammy.campbell@dot.state.fl.us](mailto:tammy.campbell@dot.state.fl.us)) to inquire whether the SIS approval is required for the proposed development.
4. Provide documentation from the Broward County Planning Council (BCPC) verifying whether the site requires platting/replatting. The documents from BCPC shall be submitted to the City's engineering reviewer. The BCPC may be contacted at (954) 357-6695.

5. A Traffic Impact Study may be required in accordance with ULDR Section 47-25.2.M.4 of the City's Code of Ordinances. For detailed information on methodology and procedures concerning the TIS, please contact Alia Awwad, P.E. (954) 828-6078 or [aawwad@fortlauderdale.gov](mailto:aawwad@fortlauderdale.gov).
6. Discuss mitigation of drainage within S.E. 2<sup>nd</sup> Avenue R/W, adjacent to the proposed development; perhaps with pervious pavers and/or exfiltration trench system.
7. Provide and dimension a minimum of twelve (12) feet wide by forty-four (44) feet long area at all ingress for each vehicle to be accommodated within the stacking area per ULDR Section 47-20.5.C.6.a.
8. Show sight triangle for driveway access approach to S.E. 2<sup>nd</sup> Avenue; does site need to show and revisit sight triangle with FDOT regarding driveway access approach to S.E. 12<sup>th</sup> Street (Davie Blvd.)?
9. Provide agreement showing shared parking and driveway access with adjacent properties to the north and east.
10. Just beyond southeast corner of building – discuss possibility and coordinate with landscape plans for the installation of concrete sidewalk to provide ADA accessibility from ADA parking stall (detectable warning area) to 1<sup>st</sup> Floor Entrance (east side of building), as well as the use of mulch path along the remainder of proposed walkway to save the existing tree (near northeast corner of building).
11. Existing 6 asphalt parking spaces (back-out along S.E. 2<sup>nd</sup> Avenue) to be replaced with brick paver spaces – extend concrete curb 'bulb-out' on either side of spaces to align with edge of NB S.E. 2<sup>nd</sup> Avenue travel lane, per the Broward County 'Complete Streets' guidelines.
12. Discuss replacement of existing concrete driveway that provides access to S.E. 12<sup>th</sup> Street (Davie Blvd.), which appears to be in need of replacement.
13. Please be advised that in the City's Right-of-Way, within 50' of any road cuts for utilities and/or curb cuts, the existing pavement shall be restored to full lane width, per City Code of Ordinances Section 25-108.
14. Evaluate the possibility of utilizing a sustainable stormwater approach with the possibility of utilizing sustainable or low impact (cisterns, pervious pavers, etc.) uses for landscaping along the streetscape.
15. Please prepare and submit the following exhibits which clearly define the following (as applicable):
  - a. Construction Phasing Exhibit
  - b. Right-of-Way / Easement Dedication / Vacation Exhibit
  - c. Maintenance Agreement Area Exhibit
  - d. Revocable License Area Exhibit
16. Submit a signed and sealed survey showing all above ground improvements, utilities, rights of way dimensions and all easements. This survey shall be based on an a Standard Title Commitment issued by a title insurer licensed to do business in Florida or an Opinion of Title issued by an attorney admitted to the Florida Bar. The title commitment or Opinion of Title must have an effective date no more than thirty days prior to the date of submittal of the survey and must be certified to the City of Fort Lauderdale. Additionally, an affidavit shall be provided by the property owner attesting that there were no additional recordings of easements or encroachments from survey date to the final DRC sign off date.
17. Prepare and submit an erosion and sediment control plan. This plan shall be reviewed for the drainage impacts to adjacent properties, surrounding Right-of-Way, stormwater facilities, and neighboring water bodies.

18. Prepare and submit the following civil engineering drawings, signed and sealed by a Florida registered professional Civil Engineer:
  - a. Paving, Grading, and Drainage Plan, including the sizes and dimensions of all stormwater infrastructure.
  - b. Water and Sewer Plan, including any existing water main, force mains, gravity mains, etc. (show all materials & pipe sizes on the plan). Please be advised that all water main shall be constructed with DIP piping in the City Right-Of-Way.
  - c. Provide typical cross-sections and section profiles along all property lines, and show how the existing and proposed grades will tie to one another. Also, show spot elevations along the perimeter (property lines) on the paving and grading plan.
  - d. Signing and marking plan, including the radii all landscaping and pavement areas.
19. Provide an on-site drainage system along with storm runoff calculations (signed and sealed by a Florida registered professional engineer). The calculations shall show how the minimum road crown, the perimeter berm, and finished floor elevations are met and how the 25-year, 3-day storm event is maintained on site with zero discharge to Right-of-Way and adjacent properties. In addition, please note that the City does not allow connecting the on-site stormwater drainage system with those in the City's Right-of-Way.
20. Provide support data that this site meets the fire hydrant locations and distribution as per the NFPA Codes and Standards. Clearly show all existing and proposed fire hydrants and 500-foot radius of coverage area. In addition, please note that a fire hydrant shall be installed within 100 feet of the Fire Department Connection.
21. Provide the ADA parking, access/driveway, and sidewalks/ramps in accordance with Chapter 553 of the Florida's Statutes, "Accessibility of Handicapped Persons "and latest edition of "Accessibility Requirements Manual" by Department of Community Affairs Florida Board of Building Codes and Standard and in accordance with American Disability Act (ADA).
22. Provide typical cross sections and section profiles along all property lines. Also show how the existing and proposed grades will tie to one another.
23. Show spot elevations along the perimeter (property lines) on the paving and grading plan.
24. Show utilities on the lighting and landscaping plans for potential conflict.
25. Verify the existing utilities shown on the survey and describe whether the connection and routing of franchised utilities (power, cable, gas, communications, etc.) serving the proposed development will need to be removed and/or relocated.
26. Please discuss the locations/relocation of the underground utilities with the City Public Works Department - Utilities, Rick Johnson at [rjohnson@fortlauderdale.gov](mailto:rjohnson@fortlauderdale.gov) or (954) 828-7809.

**B. Respond to Comments 27 through 39 prior to Engineering Permit Approval**

27. Resolve the minimum standards for the State of Florida Notice of Intent (FAC 62-621.300(4)(b)) per the Florida Department of Environmental Protection (FDEP) criteria. Notice is required for sites of one (1) acre or larger site area with the potential for discharge of sediments to surrounding surface waters or drainage systems which discharge indirectly to those surface waters as classified or otherwise identified in the Florida Administrative Code (FAC). Therefore, the Applicants whose projects disturb one or more acres of soil or whose projects disturb less than one acre but are part of a larger common plan of development that in total disturbs one or more acres, are required to obtain coverage under the General Permit for Discharges of Storm Water Associated with Construction Activity.

28. Please be advised that all proposed improvements within or adjacent to the City's Right-of-Way are subject to issuance of permit from the City, as well as the execution of an agreement that may authorize the City for removing those improvements for any public purpose in the future. In addition, please note that a maintenance agreement shall be executed with the City acknowledging that the Applicant will maintain all the facilities, landscaping, and hardscaping improvements within the City's Right-of-Way.

Please note that all easements and maintenance agreements shall be recorded prior to final permit close out and Certificate of Occupancy issuance.

29. Obtain a Transportation Concurrency Satisfaction Certificate from the Broward County Planning and Environmental Regulation Division (BCPERD). Please contact Evangeline Kalus at (954) 357-6632 or [EKalus@broward.org](mailto:EKalus@broward.org) at BCPERD to determine whether the project is subject to the Transportation Concurrency Fees. In addition, please contact Pierre Dogniaux with the Broward County Transit Division at (954) 357-8304 to determine what (if any) improvements are suggested to ensure mobility needs are adequately met for this proposed site.
30. Obtain a general or surface water management license from the Broward County Environmental Protection & Growth Management Division (BCEPGMD). Route certified calculations with Paving & Drainage plans to engineering reviewer.
31. Verify the means for the demolishing the existing structures on the property so that appropriate timely notice and coordination can be executed with the City's Public Works Utilities, and franchise utility companies to control the impacts from the demolition. Please be advised that a permit is required for demolishing work activities.
32. Prepare an appropriate staging plan, which includes phasing and information regarding the site layout of the temporary construction measures. The purpose of this plan is to identify the temporary construction measures that will be used to protect the general public, adjoining properties, and minimize the impact of the construction on neighboring transportation system, landscaping, Right-of-Way encroachments, and businesses. The items to be addressed by the staging plan shall include but not limited to the following:
- a. Submit a Construction Phasing Plan clearly depicting the phasing of construction if applicable. The plan shall show the following:
    1. Include a narrative for each phase along with roadways utilized for materials delivery
    2. Clearly show boundaries of the site, dimensions and names of all streets and alleys, direction of travel, bike lanes, on-street parking and sidewalks
    3. Show location of Job trailers or construction offices for the staff, general contractor, and subcontractors with Finished Floor Elevations
    4. Show location, type and size of temporary construction fencing, including locations of gates and gate swing radii. If corners of fence correspond with cross streets, propose a fence boundary that will not obstruct sight lines for motor vehicles
    5. Show location and type of construction crane(s), including span radius
    6. Indicate location and number of portable rest rooms, dumpsters, and trash chutes
    7. Show location of the Fire Department Connection during construction and a water supply (hydrant) in accordance with N.F.P.A.1, Chapter 29
    8. Show location of any sidewalk to be closed or protected as required by Chapter 33 of the Florida Building Code
    9. Indicate location and time frame of any street closures (part or all of street) with a detour signage plan meeting MUTCD standards, prepared by a Certified Traffic engineer or technician. Please be advised that the City Commission approval will be required for detours and street and sidewalk closures lasting over 72 hours, and the said approval may take eight (8) weeks or more
    10. Show all existing parking spaces that may be affected by the construction (or construction phasing) and indicate all parking spaces that would be included within proposed construction boundaries for each phase

11. Show location of parking for inspectors and construction personnel. Include all off site parking-location, period of lease and number of spaces leased. If shuttle will be provided between parking and job site – give shuttle schedule and show route of shuttle
  12. Show loading/unloading areas for material delivery to include entry and exit path of vehicles without backing into street
  13. Show routes that delivery trucks will be instructed to follow when traveling to and from the site. All efforts should be made to avoid residential and/or small, merchant lined streets. This may be shown on a separate drawing, prepared at an appropriate scale in order to illustrate route through the City
  14. Indicate where and how concrete trucks will stage during multiple yardage pours
  15. Provide an Erosion Control Plan and show location and type of silt fencing for dust control along with measures for erosion control against material leaving site from vehicular traffic
  16. Indicate the locations of storm inlets. If physical measures will be taken to protect inlets, illustrate these on the Erosion Control Plan
  17. Show locations of truck wash-off area and procedures, including tires and concrete chutes
  18. Indicate schedule for street sweeping of periphery of construction site
  19. Indicate if dewatering is proposed.
33. Obtain a dewatering permit from the Broward County Environmental Protection Dept. (EPD). This permit is required only if the site is within 1/4 mile of a known contamination site. The EPD contact is David Vanlandingham ([dvanlandingham@broward.org](mailto:dvanlandingham@broward.org) or 954/519-1478). He prefers to be notified via email for the quickest response. You can view their standard operation procedures for dewatering at [http://www.broward.org/pprd/cs\\_dewatering.htm](http://www.broward.org/pprd/cs_dewatering.htm).
34. Apply and obtain a South Florida Water Management District (SFWMD) dewatering permit activities if off-site discharge is anticipated. Any planned activity that requires dewatering needs to be reviewed by SFWMD. In many cases, this could involve an email to SFWMD that include a description of the activity. If no permit is required, SFWMD will let you know. The SFWMD contact person is Steve Memberg ([smemberg@sfwmd.gov](mailto:smemberg@sfwmd.gov)).
35. Contact the Broward County Transit to determine whether the project is within the Transportation Concurrence Exception Area (TCEA) and subject to road impact fees. The City's Transportation Element requires developers within the TCEA to meet with and include the Broward County Transit representatives in proposed enhancements or improvements to their systems. Please contact Pierre Dogniaux (B.C. Transit) at 954-357-8304 to determine what (if any) improvements are suggested to ensure mobility needs are adequately met for this proposed site.
36. Pay capital expansion fees for water and wastewater treatment, distribution, and disposal at the rate identified in Ordinance C-05-21. The fee will be calculated based on Equivalent Residential Connections (ERC's). Provide a calculation for existing and proposed ERC's for approval by Urban Design Engineer. Impact fees shall be paid prior to the issuance of the building permit.
37. Please note that any lighting onsite or in the City's Right-of-Way or both, shall be approved and authorized by the City's Engineering and /or Building (Electrical Staff) Department. Any lighting placed in the Right-of-Way shall be powered by an approved lighting circuit from the proposed development or FPL source, and will require an engineering permit. Any new lighting system powered by private source shall require a revocable license agreement with the City along with a "disconnect" that shall be accessible by Facilities Maintenance staff in or near the right of way. Please contact the Facilities Maintenance office, David Smith at (954) 828-6560, for information concerning the lighting within the City's Right-Of-Way.
38. Obtain an engineering permit before installing, removing, or relocating poles (lighting or electrical) within the City's right of way. Permanent or temporary relocations or removals shall be reviewed and approved by the City.

39. Please discuss with City Public Works Department - Utilities, Rick Johnson at (954) 828-7809, concerning the proposed methods of noise, vibration, and odor mitigation.

**Case Number: R15019**

**CASE COMMENTS:**

Please provide a response to the following:

1. Provide existing tree condition percentage as a number, and the status (remain, relocate, remove) for each existing tree and palm on site.
2. On the landscape plan, carry over and illustrate the assigned tree numbers from the survey so the plans correctly correspond to each other.
3. The proposed walkway is illustrated over the root systems of existing trees. Provide specific details to ensure roots will not be cut in these areas (such as a curb to maintain pavers); or replace pavers with a poured-in-place rubber mulch such as Rainbow Turf or equivalent.
4. There appear to be two sheets labeled L-1. Please clarify. Also, there are similar details and existing tree information provided on these separate plans that must match. Please adjust.

**GENERAL COMMENTS:**

The following comments are for informational purposes.

Please consider the following prior to submittal for Final DRC:

5. A Florida Registered Landscape Architect is required to provide signed and sealed plans.
6. Fences facing the street are required to be planted with continuous hedges, shrubs, groundcover, and trees. These plantings shall be planted between the street and the property line as per ULDR 47-19.5C.
  - a. Hedges and shrubs may be 2' tall planted 2' apart.
  - b. Groundcover may be 6" tall planted 6" apart.
  - c. Trees may be standard or flowering at 10' tall, or palms at 8' clear trunk, planted an average of 1 tree per 20' or portion thereof.
  - d. Please specifically note and illustrate this on plans.
7. All detached freestanding signs shall be landscaped underneath the sign with a continuous planting and irrigation system.
  - a. This area is to be minimum 3' feet deep and extend at least the same length as the longest side of the sign, as per ULDR 47-22.E.3.
  - b. Continuous planting is to be mulched and can be 1' plants installed 1' apart, 2' plants installed 2' apart, etc.
  - c. Irrigation shall be from a permanent water source.
  - d. Please clearly note and illustrate all of the above on plan.

Please consider the following prior to submittal for Building Permit:

8. A separate sub-permit application for Tree Removal and Relocation is required at time of master permit submittal.
9. A separate sub-permit application for General Landscaping is required at time of master permit submittal.
10. Provide irrigation plan illustrating an automatic system which provides 100% coverage, 50% overlap and rain sensor shut off device. This is to include the rights-of-way areas.

**Case Number: R15019**

**CASE COMMENTS:**

Please provide a response to the following:

- 1) The applicant is strongly encouraged to contact neighbors adjacent to, as well as condominium and neighborhood associations located within three hundred feet (300') of the development site, to advise of this proposal (a listing of officially-recognized neighborhood associations is provided on the City's website: <http://www.fortlauderdale.gov/neighborhoods/index.htm>).
- 2) The site is designated South Regional Activity Center on the City's Future Land Use Map. The proposed use is permitted in this designation. This is not a determination of consistency with the City's Comprehensive Plan Goals, Objectives and Policies.
- 3) Provide a seven foot wide sidewalk connection between the front entrance and Davie Boulevard.
- 4) For the sidewalk on the east side of the building, consider providing poured or sprayed pervious surfaces in lieu of pavers with curbs, options can be discussed with the Landscaping Representative. This will help preserve the large trees on the property.
- 5) Provide a pedestrian connection for the parking spaces along the north side of the building. This can be accomplished by providing a sidewalk adjacent to the parking spaces or pavers behind the parking spaces that will differentiate a pedestrian path from the driveway.
- 6) Consider replacing the existing sidewalk along SE 12 Avenue with paving material similar to the rest of the site and extending a portion of the landscaping area to the street line.
- 7) It is recommended the following pedestrian and bicycle-related comments be addressed:
  - a. In order to facilitate bicycle patrons, provide bicycle parking in visible, well-lit areas as close as possible to entryways/doors. In addition, where possible, locate bicycle parking facilities in an area that is covered.
  - b. Send email to [kmendrala@fortlauderdale.gov](mailto:kmendrala@fortlauderdale.gov) for information on bicycle parking standards and to obtain a copy of the Assoc. of Pedestrian and Bicycle Professionals [APBP] Bicycle Parking Guidelines and Broward County End-of-Trip Bicycle Facility Guide.

**General Comments**

The following comments are for informational purposes. Please consider the following prior to submittal for Final DRC:

- 8) Provide a written response to all DRC comments within 180 days.
- 9) An additional follow-up coordination meeting may be required to review project changes necessitated by the DRC comments. Prior to routing your plans for Final DRC sign-off, please schedule an appointment with the project planner (954-828-5868) to review project revisions and/or to obtain a signature routing stamp.
- 10) All construction activity must comply with Sec. 24-11, Construction sites. Contact John Madden, Chief Building Inspector (954-828-5255) to obtain his signature on the final DRC plans.

- 11) If a temporary construction/sales trailer is needed for this project, provide the details and location of the trailer on an additional site plan, to avoid additional review in the future. Ensure details and location receives approval from the Building Service Department's DRC Representative.

**Case Number: R15019**

**CASE COMMENTS:**

Please provide a response to the following:

1. Is there going to be public access to the building?
2. Is there going to be a receptionist at the private and public lobbies (Access control)?
3. Storage and meter rooms should be access controlled.
4. The site should be equipped with a security alarm.
5. A Closed Circuit TV system should be utilized to monitor entry and exit points, storage room and parking lot area.
6. Exterior storage room door should be equipped with a 180 degree viewport or peephole for security.
7. Entry doors, including the exterior storage room door, should be solid, impact resistant or metal and be equipped with a quality secondary deadbolt locking system.

**GENERAL COMMENTS:**

The following comments are for informational purposes.

It is highly recommended that the managing company make arrangements for private security during construction. Please submit comments in writing prior to DRC sign off.

**Case Number: R15019**

**CASE COMMENTS:**

Please provide a response to the following:

1. Garbage, Recycling and Bulk Trash shall be provided.
2. Recycling reduces the amount of trash your complex creates and it is the best way to reduce monthly waste disposal costs and improve your company's bottom line. Adequate space should be provided within dumpster enclosure to accommodate wheeled recycling carts.
3. Solid Waste Services shall be provided by a Private Contractor licensed by the City
4. Service Days shall be: No restriction for Commercial collection.
5. Solid Waste charges shall be collected in monthly lease with Sanitation account for property under one name.
6. Solid Waste Collection shall be on private property. Container shall not be placed, stored or block the public street to perform service (large multifamily and commercial parcels).
7. Ensure **site plan** clearly indicates (labeled) locations of all solid waste and recycling containers and/or compactor(s) for all uses as proposed in application.
8. Provide on the site plan a garbage truck turning radii for City review. Drive aisle width and design configuration must allow for safe and efficient maneuverability on-site and off-site. Indicate how truck will circulate to/from/within property.
9. Consult DRC Engineering staff to ensure adequate vehicle height and width clearance, configuration for accessibility to containers, and to confirm circulation standards are met.
10. Containers: must comply with 47-19.4
11. Dumpster enclosure: concrete pad, decorative block wall, gates hung independently, **protective bollards**, secondary pedestrian side entry, high strengthen apron and driveway approach, night light, hot water, hose bib, drain, low circulating ventilation for dampness, smooth surface walkway to accommodate wheeled containers.
12. Draw equipment on plan to show location of the containers inside the trash room. *Clarify whether uses on site will utilize compactor, carts and/or dumpster.*
13. Trash Room services will be handled by private collector, or Trash Room services will be done by on-site personnel, or Trash Room services will be done custodial staff.
14. Clearly label on site plan the location of enclosure(s), dumpster(s), recycling area(s), containers, etc. as applicable relating to Solid Waste / Recycling. Indicate on plans where users' accessibility is accommodated for all container areas.
15. **If applicable**, provide letter from chute company indicating make and model of proposed equipment and that it will meet the capacity needs of building.

16. Submit a Solid Waste Management Plan on your letterhead containing name of project, address, DRC case number, number of units if applicable, and indicate whether is Pre or Final DRC.
- Letter should be created on formal letterhead describing what services are to be provided for solid waste and recycling including:
    - Type and size of containers, frequency of service, service provider if known; and
    - Any additional details such as: container type(s), on-site handling and logistics for waste and disposal, specific dimensions as needed (e.g. compactor side and height clearance for haulers' accessibility).
    - For this proposed site plan, please describe whether the accessibility gate that is garage-type (i.e. roll-up) or swing-type (i.e. open/close) gate.
  - This letter is to be approved and signed off by the Sustainability Division, and should be attached to your drawings. Please email an electronic copy to [gmaldonado@fortlauderdale.gov](mailto:gmaldonado@fortlauderdale.gov). Letter should include an analysis of the expected amounts of solid waste and recyclables that will be generated (if different from current capacity), and container requirements to meet proposed capacity.
  - Community Inspections will reference this Solid Waste Plan for sanitation compliance issues at this location.

**GENERAL COMMENTS:**

The following comments are for informational purposes. Please consider the following prior to submittal for Final DRC: None

**Case Number:** R15019

**CASE COMMENTS:**

1. Provide bicycle racks. Consult the APBP Bicycle Parking Guidelines and Broward County End-of-Trip Bicycle Facilities Guide. Ensure that long-term bicycle parking requirements are met.
2. Provide a traffic impact statement. Coordinate with the Transportation and Mobility Department to discuss a traffic impact study.
3. Provide truncated domes on sidewalk adjacent to all ingress/egress points.
4. Ensure sidewalks are a minimum of 7'.
5. Consider using sustainable materials (pavers, permeable pavement, etc.) to better delineate the sidewalk.
6. Please show all ADA compliant curb ramps on all site plans.
7. Ensure all sidewalks and curb cuts are unobstructed and ADA accessible.
8. Additional comments may be provided upon further review.
9. Signature required.

**GENERAL COMMENTS:**

Please address comments below where applicable.

1. Contact Eric Houston at 954-828-5216 or [ehouston@fortlauderdale.gov](mailto:ehouston@fortlauderdale.gov) to set up an appointment for final plan approval.
2. The City's Transportation & Mobility Department encourages the use of sustainable materials such as permeable pavement and electric car charge stations and installation of multimodal facilities such as bicycle pump stations and bike lockers.

